

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

- 8. APPLICATION:** **Z13-015 (ACCELA # 13335-00000-00079)**
Location: **1397 CHAMBERS ROAD (43212)**, being 0.96± acres located on the south side of Chambers Road, 480± feet west of Northwest Boulevard. (130-005577, Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): 1405 LLC et al; 911 Henry Street; Columbus, Ohio 43215;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

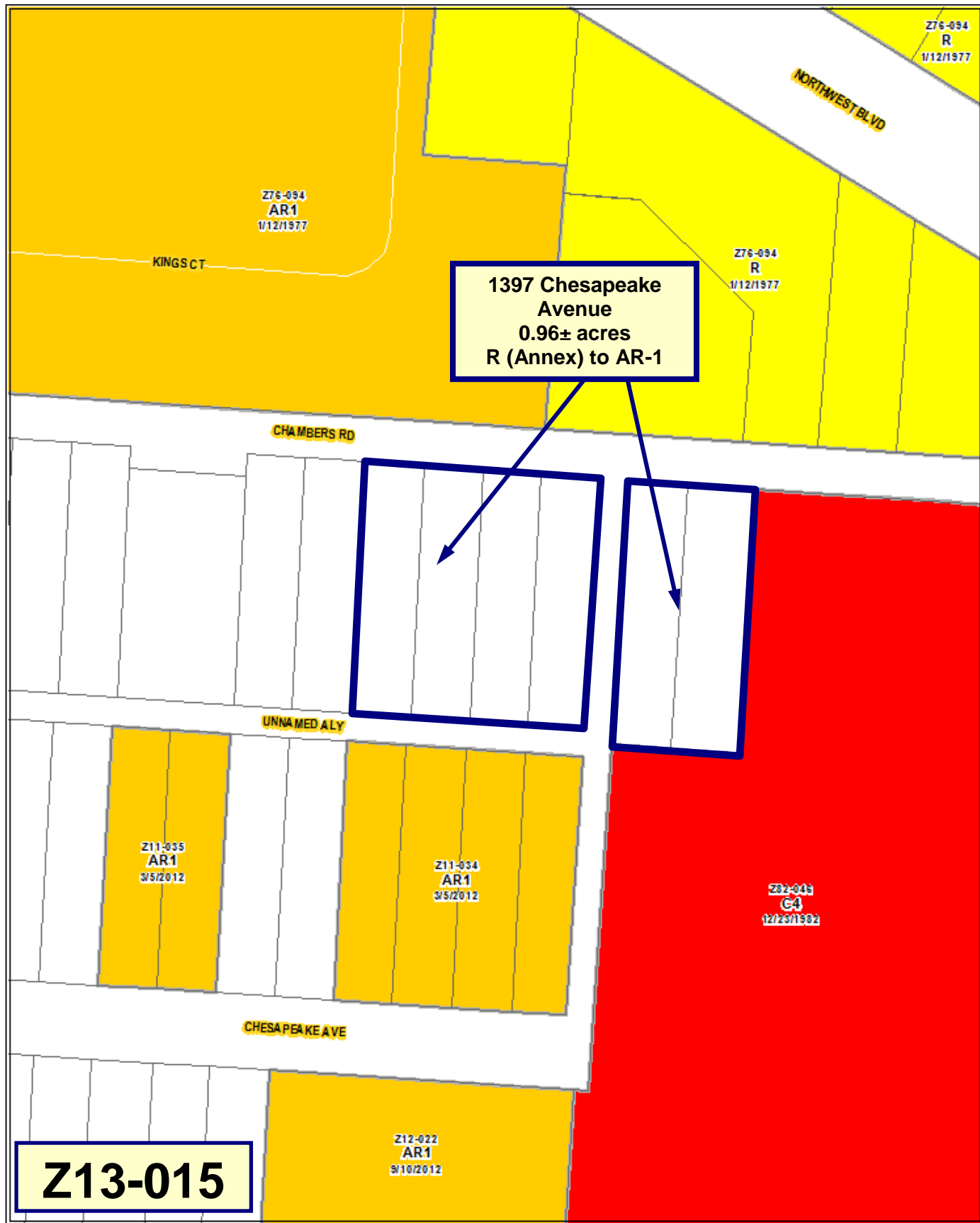
BACKGROUND:

- The applicant is seeking to rezone this recently annexed 0.96± acre site to the AR-1, Apartment Residential District in order to develop multi-unit dwellings. This site is developed with an office, an auto detailing business, a single-unit dwelling and a landscaping company. The applicant is also pursuing a concurrent Council variance to reduce various development standards on this site. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north across Chambers Road is an office building in the R, Rural District and multi-unit dwellings zoned in the AR-1 Apartment Residential District. To the south is a grocery store parking lot zoned in the C-4, Commercial District and multi-unit dwellings zoned in the AR-1, Apartment Residential District. To the east is a grocery store parking lot zoned in the C-4, Commercial District. To the west is a storage yard in Franklin County.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The recommendation from the Fifth by Northwest Area Commission is not available as of the preparation of this report.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Given the predominance of multi-unit dwellings to the north and south and the commercial use to the east, Staff finds the proposed use and zoning compatible with the zoning pattern and development pattern of the area. Staff believes the storage yard to the west will eventually be redeveloped and this proposal will not negatively impact it

while it is there. Staff also finds the proposed use to be compatible with the recommendation of the *Fifth by Northwest Neighborhood Plan* (2009).



Policy:

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).

